

August 12, 2014

City of Issaquah
Development Services Department
1775 – 12th Ave. NW
Issaquah, WA 98027

Re: Cartmel Property Short Plat – Written Narrative
Pre-application Conference and Review Request

Development Review Staff,

This letter and enclosed materials are provided on behalf of Joyce Cartmel to request a pre-application conference for her 3.4 acre property located at 600 Wildwood Blvd., parcels 3324069499 and 3324069044. Formatting of this letter and submittal materials follow City instructions according to the City's "Pre-Application Meeting Submittal Requirements" handout.

Development Objective – Achieve as many site-appropriate lots on the subject property as possible

Proposal – Seven lots averaging 6,500 square feet are proposed, accessed by private drive.

Relationship to existing site and uses – The property has an existing home which may be retained on the front parcel, with the rear lot vacant and forested. Surrounding uses are mostly medium-dense single family homes.

Design considerations – Specific development factors are as follows:

- 1) Site is subject to City "Coal Mine Hazard Area" designation. Accordingly, we include with this submittal an extensive hazard assessment report (Report) from Icicle Creek Engineers detailing their review, findings, and implications to the subject property. These recommendations are accounted for in our design.

Figure 8 in the Report depicts areas of varying restrictiveness ranging from 'no special concern' to 'no development recommended'. Particular recommendations are found in the body of the report.

Construction Recommendation Findings (see Report, page 8):

- a) No structures appropriate in Severe Coal Mine Hazard Area (SCMHA);
- b) Access drive is appropriate within SCMHA provided risk disclaimer provided to City;
- c) Moderate hazard area construction appropriate given specific construction methods.

- 2) Site outline – the property is 3.4 acres, about 165 feet long and 900 feet deep. Legal access is limited to a single frontage on Wildwood Blvd. These taken in combination significantly drive all aspects of site design. The proposal is for a 7-lot cluster subdivision
- 3) Zoning - SF-S (4.5 du/a) – 18.07.360 states minimum lot size of 9,600 SF and 70' width. Clustering under 18.07.420 allows flexibility of these standards which is needed due to severe site constraints. The site plan as submitted appears to meet clustering requirements outlined in 18.07.420.B, though the Applicant would appreciate City input on cluster policy.

Average lot size is around 6,500 square feet but overall density is 2 units per acre, owing to layout constraints.

- 4) Wetland/stream – City mapping shows Dam Access Creek roughly coincident with the mine hazard area. This is thought to be a seep rather than a true stream. Any further information the City has regarding this feature and possible development considerations would be valuable in our ongoing design effort.
- 5) Steep slopes – According to Lidar survey on which the included site plan is based, a limited area of 40% slopes is found at the rear of the site. The draft plan is to set this aside in a protected area with surrounding buffer.
- 6) Grading plan – Detailed grading has not been prepared, but site grades are predominantly around 12%. It is expected that access grades will be reasonable and extraordinary grading and walls will not be necessary.
- 7) Groundwater/aquifer – no groundwater or aquifer resources are known that would affect site development. Please notify us if the City knows differently.
- 8) Tree retention – most of site is treed and considerable open space is planned. It is expected that sufficient trees can be saved under the proposed plan.
- 9) Connecting streets and access – Site access will be directly from Wildwood Boulevard, along which 20' of right-of-way dedication is assumed to provide a total of 60'. Due to considerable restrictions to site development, both from mine hazard avoidance and overall site geometry, a minimal street network is proposed: Toward Wildwood, 20 feet of pavement are proposed, with sidewalk along the lot side. From the central mine hazard area westward, pavement narrows to 20 feet then 15 feet with no sidewalk. Considering the few number of lots, this area would serve as a shared driveway with little traffic and no future connection potential. It is assumed all homes would be sprinkled.

Issaquah Street Standards do allow access flexibility:

O. Deviation from Standards

The City Engineer or designee may approve deviations to the Standards herein after consultation with affected city departments. The decision to grant, deny or modify the proposed deviation shall be documented and be based upon evidence that the request can meet the following criteria:

- 1. The deviation will achieve the intended result in equivalent or superior design; and*
- 2. The deviation addresses public safety and operation; and*

3. The deviation will not adversely affect how well the surrounding nearby public facilities can be maintained.

We believe deviation to allow our proposed design is warranted due to the challenges present in this site design, along with home sprinklers to minimize fire potential. Reviewing this element is of top concern for the preapplication, as a fundamental component of site design and bearing in mind the limited alternatives to amend.

- 10) Utility connections – City utility information shows water, sewer, and storm are available in Wildwood. As topography tends toward the existing street, gravity and other utilities appear to be available. If the City knows of any capacity issues in these systems, please let us know.
- 11) Drainage/LID – The shown design assumes conventional vault detention and biofiltration systems, located at the site bottom, outletting to existing facilities in Wildwood. Given soil testing as largely sandy, it is possible infiltration would be possible though further analysis would be needed before proffering any design for review.
- 12) Sight distance/traffic concurrency – Sight distance appears sufficient and no local traffic problems are known. Please let us know if either element causes the City concern.

If there are any other issues the City sees with this property and plan, please let me know. You can contact me directly if you have questions or require additional information to complete your pre-application review. I appreciate your time and efforts, and look forward to your formal response. Thank you.

Sincerely,

CPH Consultants



S. Michael Smith

Enclosures: Fee check
Application form
3 ea. – Site Plan (full-size, 24"x36")